



## 10 Windlass Gardens, Musselburgh, EH21 8GQ

Light & Beautifully Presented, Three-Bedroom, Mid-Terrace Home with Garden

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# Property Description

Light and beautifully presented, three-bedroom, modern mid-terrace home with garden. Located in an exclusive new residential, factored, development in Wallyford, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, single bedroom, family bathroom, and a ground floor WC.

Ready-to-move-in, highlights include a stylish kitchen with integrated appliances, modern bathrooms, and contemporary flooring and lighting. In addition, there is gas central heating, double glazing and good integrated storage including a loft.

Externally, the property benefits from a good-sized enclosed rear garden with a lawn and paved patios; with a shared green adjacent to the front.

There is ample residential parking, whilst this modern development includes unrestricted street parking and extensive well-kept communal grounds.

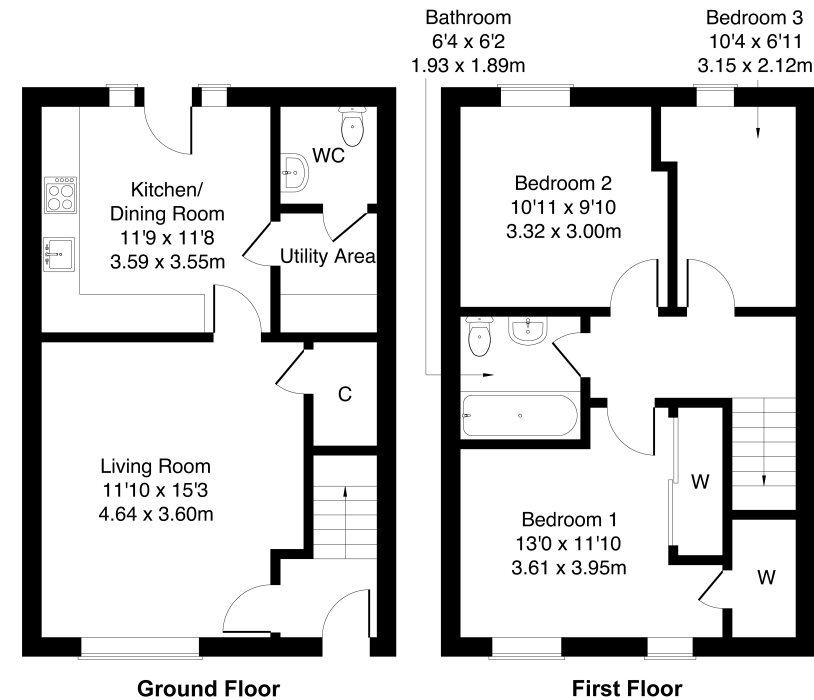
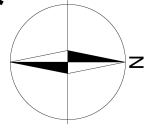
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and opens into a spacious, front-facing living room finished with light decor and carpeted flooring. Set off the lounge, to the rear, a stylish kitchen offers space for dining and patio doors leading to the garden. Modern fitted units include stone effect worktops with matching upstands, a sink with a drainer; an integrated oven, a gas hob, and a fridge/freezer; whilst set off, a convenient utility cupboard houses a freestanding washing machine and provides access to a WC.

On the upper floor, bedroom one is set to the front, offering a generous room for freestanding furnishing and features a built-in wardrobe with mirror sliding doors, further built-in wardrobe storage and carpeted flooring. Two further well-finished carpeted bedrooms are set to the rear, overlooking the garden. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath, partially tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Wallyford is a popular commuting village located just off the A1, close to the historic town of Musselburgh. Wallyford itself has a selection of local shops, whilst Musselburgh offers a comprehensive range of amenities, including supermarkets, banking, building society and Post Office services. Fort Kinnaird and Straiton retail parks are also within easy reach and have an

extensive range of major high-street names, restaurants and a multi-screen cinema. Wallyford is well-placed for access to the East Lothian coastline and many superb beaches, there is also a primary school, a railway station with a park & ride facility, and regular bus services are available from Salters Road.





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